Maintenance Checksheets

Project: Holiday Inn Express

Date: 23/09/2024

Contact: Dave 0874085003

Engineers: Alan Curry & Mohamad Albedairy

![DC Controls logo]

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Project: Holiday Inn Express						Date: 23/09/2024			
Contact: Dave 0874085003						Engineers: Alan Curry & Mohamad Albedairy			

Controller Type/Num: Trend IQ4E Base Controller				Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model		
AI	1	Outside Air Temperature	°C	Yes		Trend	TB/TO		AC/MA
AI	2	AHU-01 Supply Duct Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
		AHU-01 Supply Air Setpoint	°C	Yes					AC/MA
AI	3	AHU-02 Pre-Electric Heater Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
AI	4	AHU-02 Supply Duct Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
		AHU-02 Supply Air Setpoint	°C	Yes					AC/MA
AI	5	AHU-02 Extract Air Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
AI	6	HWS Calorifier Tank Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
AI	7	HWS Calorifier Tank Return Temperature	°C	Yes		Trend	TB/TI-S		AC/MA
		DHW Flow Setpoint		Yes					AC/MA
DI	8	DIM4 No.1	On/Off	Yes		Sontay	IO-DIM4		AC/MA
DI	9	DIM4 No.2	On/Off	Yes		Sontay	IO-DIM4		AC/MA
UI	10	Spare	-	-					AC/MA
AVO	11	IO-RMA#1	0-10V	Yes		Sontay	IO-RMA		AC/MA
AVO	12	IO-RM2#1	0-10V	Yes		Sontay	IO-RM2		AC/MA
AVO	13	AHU-01 Electric Heater Battery 3 Modulating Ctrl	0-10V	Yes					AC/MA
AVO	14	IO-RMA#2	0-10V	Yes		Sontay	IO-RMA		AC/MA
AVO	15	AHU-02 Electric Heater Battery Modulating Ctrl	0-10V	Yes					AC/MA
AVO	16	IO-RMA#3	0-10V	Yes		Sontay	IO-RMA		AC/MA

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Controller Type/Num: Trend 16DI					Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description		Units	Operating Correctly	Faulty	Make	Model		
DI	1	Fire Alarm		On/Off	Yes					AC/MA
DI	2	Gas Dectection Alarm		On/Off	Yes					AC/MA
DI	3	AHU-01 Supply Fan Airflow Switch		On/Off	Yes					AC/MA
DI	4	AHU-01 Electric Heater Battery High Limit		On/Off	Yes					AC/MA
DI	5	AHU-02 Supply Fan Airflow Switch		On/Off	Yes					AC/MA
DI	6	AHU-02 Electric Heater High Limit		On/Off	Yes					AC/MA
DI	7	AHU-02 Extract Fan Airflow Switch		On/Off	Yes					AC/MA
DI	8	EF-05 Kitchen Extract CT Switch		On/Off	Yes					AC/MA
DI	9	EF-05 Kitchen Extract CT Switch		On/Off	Yes					AC/MA
DI	10	Mains Water Meter Pulse signal		On/Off	Yes					AC/MA
DI	11	Main Gas Meter Pulse signal		On/Off	Yes					AC/MA
DI	12	DHW Cold Feed to Hotel Water Meter signal		On/Off	Yes					AC/MA
DI	13	CWS Consumption Water Meter signal		On/Off	Yes					AC/MA
DI	14	BCWS to Kitchens Water Meter signal		On/Off	Yes					AC/MA
DI	15	DHW to Kitchens Water Meter signal		On/Off	Yes					AC/MA
DI	16	DHW Return to Kitchens Water Meter signal		On/Off	Yes					AC/MA

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Controller Type/Num: RMA#1

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	AHU-01 Supply Fan Enable & Speed signal	On/Off	Yes		Sontay	IO-RMA		AC/MA

Controller Type/Num: RMA#2

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	AHU-02 Supply Fan Enable & Speed signal	On/Off	Yes		Sontay	IO-RMA		AC/MA

Controller Type/Num: RMA#3

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	AHU-02 Extract Fan Enable & Speed signal	On/Off	Yes		Sontay	IO-RMA		AC/MA

Controller Type/Num: RM2#1

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	AHU-01 Electric Heater Batteries 1 Enable	On/Off	Yes		Sontay	IO-RM2		AC/MA
DI	2	AHU-01 Electric Heater Batteries 2 Enable	On/Off	Yes		Sontay	IO-RM2		AC/MA

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Controller Type/Num: DIM4#1

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	AHU-01 Panel Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		AC/MA
DI	2	AHU-01 Bag Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		AC/MA
DI	3	AHU-02 Supply Panel Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		AC/MA
DI	4	AHU-02 Supply Bag Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		AC/MA

Controller Type/Num: DIM4#2

Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model	Notes	Engineer
DI	1	Cold Water Booster Fault	On/Off	Yes					AC/MA
DI	2	Water Conditioning No.1 Fault	On/Off	Yes					AC/MA
DI	3	Water Conditioning No.2 Fault	On/Off	Yes					AC/MA
DI	4	Spare	On/Off	-					AC/MA

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Description	Units	Operating Correctly	Faulty	Notes	Engineer
AHU 1	On/Off	Yes		On	AC/MA
AHU 1 Bag Filter	On/Off	Yes		Off	AC/MA
AHU 1 Electric Heater H/L	On/Off	Yes		On	AC/MA
AHU 1 Panel Filter	On/Off	Yes		Off	AC/MA
AHU 1 Speed	Hz	Yes		40Hz	AC/MA
AHU 1 Supply Air Setpoint	°C	Yes		18.0°C	AC/MA
AHU 1 Supply Temperature	°C	Yes		18.37°C	AC/MA
AHU 1 Supply Fan Airflow	On/Off	Yes		On	AC/MA
AHU 2	On/Off	Yes		On	AC/MA
AHU 2 Bag Filter	On/Off	Yes		Off	AC/MA
AHU 2 Electric Heater H/L	On/Off	Yes		On	AC/MA
AHU 2 Extract Fan Airflow	On/Off	Yes		On	AC/MA
AHU 2 Extract Fan Speed	Hz	Yes		40Hz	AC/MA
AHU 2 Extract Temperature	°C	Yes		23.25°C	AC/MA
AHU 2 Heating Output	%	Yes		56%	AC/MA
AHU 2 Panel Filter	On/Off	Yes		Off	AC/MA
AHU 2 Pre-Heater Temperature	°C	Yes		12.6°C	AC/MA
AHU 2 Speed	Hz	Yes		50Hz	AC/MA
AHU 2 Supply Air Setpoint	°C	Yes		18.0°C	AC/MA
AHU 2 Supply Fan Airflow	On/Off	Yes		Off	AC/MA
AHU 2 Supply Temperature	°C	Yes		21.47°C	AC/MA
AHU 2 Thermal Wheel	%	Yes		100.00%	AC/MA
AHU 2 Speed Control	%	Yes		100.00%	AC/MA
AHU 1 Heating Battery 1&2 Enable	%	Yes		0.00%	AC/MA
AHU 1 Heating Battery 3	%	Yes		88.90%	AC/MA
AHU 1 Supply Fan Enable & Speed	%	Yes		100.00%	AC/MA
AHU 1 Supply Fan Airflow Fail	On/Off	Yes		Off	AC/MA
AHU 2 Extract Fan Enable & Speed	%	Yes		100.00%	AC/MA
AHU 2 Extract Fan Airflow Fail	On/Off	Yes		Off	AC/MA
AHU 2 Heating Element	%	Yes		56.00%	AC/MA
AHU 2 Supply Fan Enable & Speed	%	Yes		100%	AC/MA
AHU 2 Supply Fan Airflow Fail	On/Off	Yes		On	AC/MA
BCWS To Kitchen Meter This Year	Ltrs	Yes		6910.7 Ltrs	AC/MA
BCWS To Kitchen Meter This Month	Ltrs	Yes		847.9 Ltrs	AC/MA
BCWS To Kitchen Meter Daily	Ltrs	Yes		59.3 Ltrs	AC/MA
BCWS To Kitchen Meter Hourly	Ltrs	Yes		8.8 Ltrs	AC/MA
BCWS To Kitchen Water Meter	On/Off	Yes		Off	AC/MA
Cold Water Booster Fault	On/Off	Yes		On	AC/MA
CWS Consumption Daily	m3	Yes		12.28 m3	AC/MA
CWS Consumption Hourly	m3	Yes		1.32 m3	AC/MA
CWS Consumption This Year	m3	Yes		1591.22 m3	AC/MA
CWS Consumption Monthly	m3	Yes		240.74 m3	AC/MA
CWS Consumption Water Meter	On/Off	Yes		Off	AC/MA
CWS Tank 1 High Level	On/Off	Yes		Off	AC/MA
CWS Tank 1 Low Level	On/Off	Yes		Off	AC/MA
CWS Tank 2 High Level	On/Off	Yes		Off	AC/MA
CWS Tank 2 Low Level	On/Off	Yes		Off	AC/MA

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Description	Units	Operating Correctly	Faulty	Notes	Engineer
DHW Cold To Hotel Meter	On/Off	Yes		Off	AC/MA
DHW Cold To Hotel Daily	Ltrs	Yes		5.79 Ltrs	AC/MA
DHW Flow Setpoint	°C	Yes		59.0°C	AC/MA
DHW Hot Return	On/Off	Yes		On	AC/MA
DHW Hot Return Fail	On/Off	Yes		Off	AC/MA
DHW Return To Kitchen Meter	On/Off	Yes		Off	AC/MA
DHW Return To Kitchen Meter Hourly	Ltrs	Yes		0 Ltrs	AC/MA
DHW Return To Kitchen Meter Daily	Ltrs	Yes		0 Ltrs	AC/MA
DHW To Kitchen Meter Daily	Ltrs	Yes		0 Ltrs	AC/MA
DHW To Kitchen Meter Hourly	Ltrs	Yes		0 Ltrs	AC/MA
DHW To Kitchen Meter	On/Off	Yes		Off	AC/MA
DIM4 Multiplexer No.1		Yes		8.46	AC/MA
DIM4 Multiplexer No.2		Yes		120.58	AC/MA
EF 01 Enable	On/Off	Yes		On	AC/MA
EF 01 GF Area	On/Off	Yes		On	AC/MA
EF 01 Kitchen Extract A/F	On/Off	Yes		On	AC/MA
EF 02 Enable	On/Off	Yes		On	AC/MA
EF 02 GF Toilet Extract	On/Off	Yes		On	AC/MA
EF 02 Kitchen Extract A/F	On/Off	Yes		On	AC/MA
EF 03 Bedrooms Enable	On/Off	Yes		On	AC/MA
EF 03 Enable Speed	%	Yes		75.00%	AC/MA
EF 03 Supply Fan Airflow Fail	On/Off	Yes		Off	AC/MA
EF 03 Twin Fan Airflow	On/Off	Yes		Off	AC/MA
EF 03 Twin Fan Speed Signal	%	Yes		75.00%	AC/MA
EF 04 Bedrooms Enable	On/Off	Yes		On	AC/MA
EF 04 Enable Speed	%	Yes		63.00%	AC/MA
EF 04 Supply Fan Airflow Fail	On/Off	Yes		On	AC/MA
EF 04 Twin Fan Airflow	On/Off	Yes		Off	AC/MA
EF 04 Twin Fan Speed Signal	%	Yes		63.00%	AC/MA
EF 05 Enable	On/Off	Yes		On	AC/MA
EF 05 Supply Fan Airflow Fail	On/Off	Yes		On	AC/MA
EF 05 Twin Fan Airflow	On/Off	Yes		Off	AC/MA
EF 06 Enable	On/Off	Yes		On	AC/MA
EF 06 Linen Room Fail	On/Off	Yes		On	AC/MA
EF 06 Twin Fan Airflow	On/Off	Yes		Off	AC/MA
EF 07 Enable	On/Off	Yes		On	AC/MA
EF 07 Extract Plant Room Fail	On/Off	Yes		Off	AC/MA
EF 07 Twin Fan Airflow	On/Off	Yes		On	AC/MA
EF 01 & 02 Enable Signal	%	Yes		100.00%	AC/MA
ELE Meter 1 kWh	kWh	Yes		1874082 Kwh	AC/MA
ELE Meter 2 kWh	kWh	Yes		393216 kwh	AC/MA
ELE Meter 3 kWh	kWh	Yes		95948 kwh	AC/MA
ELE Meter 4 kWh	kWh	Yes		380928 kwh	AC/MA
ELE Meter 5 kWh	kWh	Yes		0 kwh	AC/MA
ELE Meter 6 kWh	kWh	Yes		226304 kwh	AC/MA
ELE Meter 7 kWh	kWh	Yes		116224 kwh	AC/MA
ELE Meter 8 kWh	kWh	Yes		243712 kwh	AC/MA

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Description	Units	Operating Correctly	Faulty	Notes	Engineer
ELE Meter 9 kWh	kWh	Yes		296550 kwh	AC/MA
ELE Meter 10 kWh	kWh	Yes		100864 Kwh	AC/MA
ELE Meter 11 kWh	kWh	Yes		0 kwh	AC/MA
ELE Meter 12 kWh	kWh	Yes		0 kwh	AC/MA
ELE Meter 13 kWh	kWh	Yes		12326 kwh	AC/MA
ELE Meter 14 kWh	kWh	Yes		521830 kwh	AC/MA
ELE Meter 15 kWh	kWh	Yes		115712 kwh	AC/MA
ELE Meter 16 kWh	kWh	Yes		126464 kwh	AC/MA
ELE Meter 17 kWh	kWh	Yes		111104.00 kwh	AC/MA
ELE Meter 18 kWh	kWh	Yes		109568.00 kwh	AC/MA
ELE Meter 19 kWh	kWh	Yes		118272 kwh	AC/MA
ELE Meter 20 kWh	kWh	Yes		136192 kwh	AC/MA
ELE Meter 21 kWh	kWh	No		0 kwh	AC/MA
ELE Meter 22 kWh	kWh	No		0 kwh	AC/MA
ELE Meter 23 kWh	kWh	No		12326.40 kwh	AC/MA
ELE Meter 24 kWh	kWh	No		521830.41 kwh	AC/MA
ELE Meter 25 kWh	kWh	No		115712.00 kwh	AC/MA
ELE Meter 26 kWh	kWh	No		126464.00 kwh	AC/MA
ELE Meter 27 kWh	kWh	No		111104.00 kwh	AC/MA
ELE Meter 28 kWh	kWh	No		109568.00 kwh	AC/MA
ELE Meter 29 kWh	kWh	No		118272.00 kwh	AC/MA
ELE Meter 30 kWh	kWh	No		136192.00 kwh	AC/MA
EF 01 Fail	On/Off	Yes		Off	AC/MA
EF 02 Fail	On/Off	Yes		Off	AC/MA
Fire Alarm	On/Off	Yes		On	AC/MA
Gas Detection	On/Off	Yes		Off	AC/MA
Gas Fired Heater 1	On/Off	Yes		Off	AC/MA
Gas Fired Heater 2	On/Off	Yes		On	AC/MA
Gas Fired Heater 3	On/Off	Yes		On	AC/MA
Gas Fired Heater 4	On/Off	Yes		On	AC/MA
Gas Fired Heater 5	On/Off	Yes		On	AC/MA
Gas Fire Water 1 Fault	On/Off	Yes		Off	AC/MA
Gas Fire Water 2 Fault	On/Off	Yes		Off	AC/MA
Gas Fire Water 3 Fault	On/Off	Yes		Off	AC/MA
Gas Fire Water 4 Fault	On/Off	Yes		Off	AC/MA
Gas Fire Water 5 Fault	On/Off	Yes		Off	AC/MA
Gas Heater Rotate	On/Off	Yes		Off	AC/MA
Gas Meter Usage Daily	m3	Yes		47.5 m3	AC/MA
Gas Meter Usage Daily	m3	Yes		43.6 m3	AC/MA
Gas Meter Usage Hourly	m3	Yes		2.8 m3	AC/MA
Gas Meter Usage Yearly	m3	Yes		8876 m3	AC/MA
Hot Return Spare				40	AC/MA
Hot Water Return CT	On/Off	Yes		On	AC/MA
HWS Calorifier Return Temperature	°C	Yes		58.7°C	AC/MA
HWS Calorifier Temperature	°C	Yes		60.3°C	AC/MA
Kitchen DHW Daily	Ltrs	Yes		0 Ltrs	AC/MA
Kitchen DHW Hourly	Ltrs	Yes		0 Ltrs	AC/MA

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Description	Units	Operating Correctly	Faulty	Notes	Engineer
Kitchen DHW Monthly	Ltrs	Yes		100 Ltrs	AC/MA
Kitchen DHW Yearly	Ltrs	Yes		100 Ltrs	AC/MA
Main Incomer Daily	kWh	Yes		0 kW	AC/MA
Main Incomer Energy	kW	Yes		0 kW	AC/MA
Mains Water Meter Daily Usage	m3	Yes		0 m3	AC/MA
Mains Water Meter Hourly Usage	m3/h	Yes		0 m3/h	AC/MA
Mains Water Meter Hourly Usage	Ltrs/h	Yes		0.92 Ltrs/h	AC/MA
Mains Water Meter Monthly Usage	m3	Yes		0 m3	AC/MA
Mains Water Meter Yearly Usage	m3	Yes		0 m3	AC/MA
Mains Water Meter Usage	m3hh	Yes		0 m3	AC/MA
Min.Number Of Water Heaters		Yes		3	AC/MA
Number Of Water Heaters Required	On/Off	Yes		4	AC/MA
Outside Air Temperature	°C	Yes		9°C	AC/MA
Remote Alarm	On/Off	Yes		On	AC/MA
Supply Fan 01 Air Flow	On/Off	Yes		On	AC/MA
Supply Fan 01 Enable	On/Off	Yes		On	AC/MA
Supply Fan 01 Plantroom Fail (Spare ??)	On/Off	Yes		Off	AC/MA
Sump Fault	On/Off	Yes		Off	AC/MA
Sump Pump Fault	On/Off	Yes		Off	AC/MA
Water Conditioning No.1 Fault	On/Off	Yes		On	AC/MA
Water Conditioning No.2 Fault	On/Off	Yes		On	AC/MA
Water Heater Fault 1	On/Off	Yes		Off	AC/MA
Water Heater Fault 2	On/Off	Yes		Off	AC/MA
Water Heater Fault 3	On/Off	Yes		Off	AC/MA
Water Heater Fault 4	On/Off	Yes		Off	AC/MA
Water Heater Fault 5	On/Off	Yes		Off	AC/MA
Water Heater Lag 1	On/Off	Yes		On	AC/MA
Water Heater Lag 2	On/Off	Yes		Off	AC/MA
Water Heater Lag 3	On/Off	Yes		Off	AC/MA
Water Heater Lag 4	On/Off	Yes		Off	AC/MA

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Timeclocks	Hours
AHU 1	Mon-Fri 08:00-18:00,Sat & Sun Off
AHU 2	Mon-Fri 08:00-18:00,Sat & Sun Off
Domestic Hot Water	On 24/7
EF 01 Ground Floor Area	Mon-Fri & Sun 06:00-24:00, Sat 05:00-24:00
EF 02 Toilet Extract	Mon-Sun 05:00-22:00
EF 03 Bedrooms	Mon-Sun 08:00-19:00
EF 04 Bedrooms	Mon-Sun 08:00-19:00
EF 05 Kitchen Extract	Mon-Sun 05:00-23:00
EF 06 Basement Area	Mon-Sun 05:00-24:00
Plantroom Fans(SF01 + EF07)	On 24/7

Maintenance Recommendations & Costs

DC Controls. Unit 6, Tallaght Business Centre, Tallaght Dublin 24. 01-4416651 www.dccontrols.ie

Project: Holiday Inn Express	Recommendations	Date: 23/09/2024
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No.	Description
1	HWS return pump - Cover is missing off of the pump and live cables are exposed. Type; Grundfoss 32-120 F B (noted from the previous visit) - **By others.**
2	Electricity meters - Electricity 11 to 20 is reading the same as the electricity meters 21 to 30. Further investigation required. - **See quote.**
3	Switches - Found all gas fired water heaters and extract fans are in hand on the panel door and are not working in auto. Further investigation required. **See quote.**
4	Mains water meters - Meter is reading 0 for hourly, monthly and yearly. Further investigation required - **See quote.**
5	ELE meters 5, 11, 12, 21, 22 have readings of 0 kwh. 03/24 Locations of these meters required - **See quote.**
6	New boilers and calorifires installed recently. (Not tied into the BMS, possibly be tied in the future) 03/24 found that there is now only 4 water heaters. Water heater 1 is the master with 2-4 being slaves. Water heater 1 has the enable tied into it and controls which water heaters to bring on. Faults from the water heaters are 230v and a relay has been added to each to make the fault signal volt-free - **Note.**
7	Plantroom supply fan needs to be on 24/7 as it has control over the gas supply. If turned off the gas supply knocks off - **Note.**
8	Calorifires only have main header flow and return sensors installed - **Note**.
9	OAT is reading 30'C, sensor is facing East. Extract fan close enough to the sensor. Recommend moving to North facing wall for accurate readings. 09/24 - Sensor is now readig correctly. May be an intermittent fault. Monitor for now. If this happens again the sensor will need to be moved - **Note.**
10	Cold water booster set - Preassure stat not mounted onto pipework - **By others.**
11	BMS IP - 10.1.0.11 - **Note.**
12	BMS web login - Username: InTouch Engineer/Password: 4232 - **Note**.
13	AHU 2 return panel & bag filters need to be replaced - **By others.**
14	AHU 2 supply fan. Inverter is getting an enable but the fan is not running. Further investigation required - **See quote.**
15	AHU 1 return panel & bag filters need to be replaced - **By others.**
16	Boiler extract and supply fans are both supplying air into the plantroom - **Note.**
17	Boiler 2 is displaying service due on the display - **By others.**
18	Hub is not powering on which connects the trend controllers to the Niagara controller. Found that the 24V DC PSU is getting power but not sending out 24V DC. Recommend replacing, Type: Mean Well DR-30-24. Powered from MCB3 - **See quote.**